



News

WESTCHESTER TOWN CENTER

WINTER 2016

IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at laxspas.org



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit 11thdistrict.com



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

westchesterstreetscape.org

YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

Westchester Garden Dedicated to Congresswoman Maxine Waters

Waters Honored for Her Efforts to Bring \$1 Million in Funding to Implement the Westchester Landscape Entry Project

The non-profit Westchester Streetscape Improvement Association (WSIA) recently recognized Congresswoman Maxine Waters for her efforts in securing a \$1 million federal grant to assist the organization in improving Sepulveda Boulevard.

Waters was instrumental in securing the grant that helped WSIA complete its Westchester Landscape Entry Project. The project removed the 50-plus-

year-old Ficus trees, many of which were diseased or structurally unstable, to allow for sidewalk, curb and gutter repairs along Sepulveda Boulevard. The result has been a more pedestrian-friendly and more beautiful boulevard with meandering sidewalks and attractive landscaping.



"Our goal was to create a much more walkable streetscape that will enable pedestrians, especially children and the elderly, to safely connect with the schools, churches and the YMCA, which are located on Sepulveda," said WSIA President John Ruhlen, who began the effort more than a decade ago. The project included the planting of approximately 100 new trees and vegetation, including New Zealand Flax, Fountain Grass and Pink Trumpet Trees, which will not present the problems inherent with the Ficus trees whose root systems destroyed the street and sidewalk. In addition, the project reconstructed the pedestrian areas, including creation of meandering sidewalks and lush landscaping.



The \$2.85-million project was funded through a variety of sources. Waters secured a \$1 million federal grant for improvements along the west side of Sepulveda Boulevard. Former Los Angeles City Councilman Bill Rosendahl worked with Equity Office Partners, the owners of Howard Hughes Center, to secure a \$1.85 million contribution from Equity Office Partners to handle improvements on the east side of Sepulveda. Equity Office also pledged \$850,000 to create an on-going endowment to maintain the improvements.

What Is the Westchester Town Center BID?

The mission of the WTC BID is to: proactively enhance the vitality of the business district, its stakeholders, and the community by providing an inviting environment; streetscape landscaping and beautification; marketing and promotions; new business attraction; and policy advocacy.

It is a property based District formed by a vote of the commercial property owners that assess themselves for its costs of operation. Some 129 properties are included, and it is one of about 45 other business improvement districts in the City of Los Angeles. The WTC BID is managed by a non-profit corporation pursuant to its adopted Management District Plan and contract with the City. Its Board of Directors meets monthly and invites stakeholder participation.

Westchester Town Center BID Board of Directors

Karen Dial
Drollinger Properties
President

John Ruhlen
Ruhlen & Associates
Secretary

Miki Payne
Drollinger Properties
Treasurer

Jack Davis
Coldwell Banker
Residential Brokerage

Heather Lemmon
Westbluff Realty
and Property Management

Christopher H. Locke
HFH Ltd.

Lara Saab
CBRE, Inc.

Donald R. Duckworth
Executive Director



BID Weighs in on City's Proposed Street Vending Ordinance

The Westchester Town Center BID has long been opposed to food carts and other forms of street vending.

"We do not believe that such street vendors are an appropriate use within the Westchester business district," the BID wrote in a letter to Councilman Mike Bonin. "Such vendors are not fair to local businesses that must pay rent, taxes, utilities, and abide by the many regulations that are attendant to their business, including inspections. Legalization of street vending raises questions about health, safety, increased sidewalk congestion, and trash."

One of the biggest issues, of course, is the fact that the City has no realistic plan or capacity for

regulating out-of-control street vending; there are an estimated 50,000 illegal street vendors currently operating in the City.

Recognizing that some Los Angeles City Council Districts may desire such vendors, the BID supports establishment of special zones or permits that are not applicable to our area – a so-called "opt-in" system.

More than 30 major cities across the nation already have strict rules regarding street vending. In Boston, for example, sidewalk vendors must obtain written permission from the owner of the building outside they wish to operate. In San Diego, sidewalk vendors are not allowed in the Gaslamp District, and in other parts of the city must operate near approved toilet and hand-washing facilities. In San Francisco, sidewalk vending is prohibited in residential areas and vendors must remain a certain distance away from existing restaurants and other facilities.

The BID will continue to push for common sense restrictions on street vending that protect our local brick and mortar businesses as well as the health and safety of our neighborhood.

If you or your business would like to see sidewalk vending more closely regulated, please contact SaveSmallBusiness@gmail.com

